

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

City Council
Draft 2 Preview

September 6, 2017



CODENEXT

6-SEP-17

IMAGINE AUSTIN COMPREHENSIVE PLAN



2012

The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

Imagine Austin lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.



Core Principles for Action



Grow as a compact, connected city



Integrate nature into the city



Provide paths to prosperity for all



Develop as an affordable and healthy community



Sustainably manage water, energy and other environmental resources



Endorse innovation and creativity throughout the city

UPDATING AUSTIN'S LAND DEVELOPMENT CODE



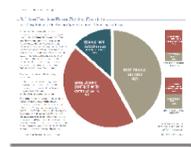
In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Process To Date



2013 - 2014

**Listening
to the
Community**



2014

**Code
Diagnosis**



2014 - 2015

**Community
Character
Manual**

A screenshot of a table titled "Approach Comparison Table" with columns for "Approach", "Pros", and "Cons".

2015

**Alternative
Approaches
to the Code**



2016

**Code
Prescriptions**



2017

Draft Code

Past reports and documentation of the CodeNEXT process can be reviewed at austintexas.gov/codenext

Top 10 Issues



1

Ineffective Base Zoning Districts



2

Competing Layers of Regulations



3

Complicated "Opt-in, Opt-out" System



4

Lack of Household Affordability and Choice



5

Auto-Centric Code



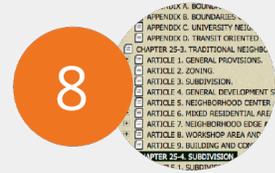
6

Not Always In Line with Imagine Austin



7

Lack of Usability and Clarity



8

Ineffective Digital Code



9

Code Changes Adversely Affect Department Organization



10

Incomplete and Complicated Administration and Procedures

Overview

- Draft 2 Preview
- Zone District Organization
- Points of Contact

DRAFT 2 PREVIEW



2015 City Council Direction “Hybrid” Code

2015 City Council Direction “Hybrid” Code

Transect Zones

T3NE

T3N

Non-Transect Zones

LDR

LMDR

What we heard during the
Public Review Draft, a desire for:

“More Consistency”

“More Flexibility”

“Single Spectrum”

Draft 2.0 Improvements from Existing LDC and Draft 1

Approach and Standards:

- More Consistent
- More Flexible

Arrange Zones Along a Single Spectrum

Draft 1 Improved upon the Existing LDC by reorganizing standards and providing additional tools by creating two zoning tools in a hybrid code.

Concerns with Draft 1: Separating zones into distinct categories—Transect and Non-Transect—divided the City.

Draft 2 creates a single spectrum of zones that can respond to specific on-the-ground conditions found throughout Austin.

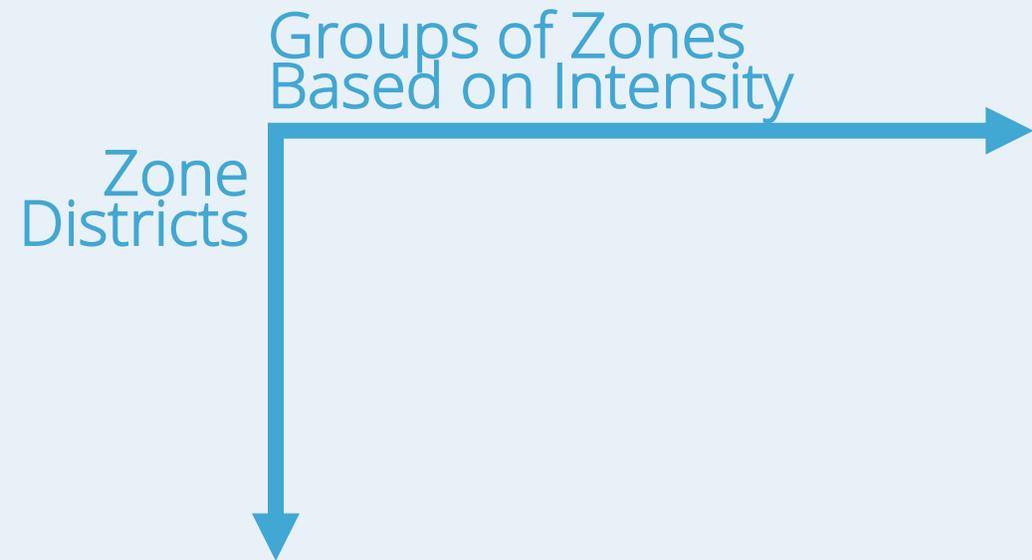
SINGLE CONSISTENT SPECTRUM

ZONE Districts are organized in to Categories and Groups

CATEGORIES are overall themes such as house-scaled residential or mixed-use

GROUPS are zones that share common intensities of development.

Zones are organized into Theme Categories



Category:

Residential House-Scale

Groups:

Residential 1,
Residential 2, Residential 3

Zones:

Residential 1A,
Residential 1B,
Residential 1C ...

Residential House-Scale

Zone Group	R1	R2	R3
Zone Districts	R1A R1B R1C	R2A R2B R2C	R3A R3B R3C R3D

Provide Clearer, More Consistent Form Compatibility

Draft 1 Improved upon the Existing LDC by creating refined tools to help protect the physical character of a place and minimize impacts of adjacent uses and intensities.

Concerns with Draft 1: Multiple tools were used across zones, approach to standards varied and not applied consistently.

Draft 2 creates a more consistent approach across zones. Standards have been recalibrated to improve effectiveness.

Refine Uses to Improve Neighborhood Compatibility

Draft 1 introduced Main Street and Neighborhood-Open zones not found in the Existing LDC to provide mixed-use opportunities including additional form-controls while allowed a broad array of uses.

Comments from Draft 1: Form controls in mixed use districts are desirable but some uses are incompatible near residential neighborhoods.

Improvement in Draft 2: Use tables are revised. Additional mixed-use zones include form controls and more refined allowed uses, focusing on office and low-intensity commercial uses compatible with nearby residential neighborhoods.

Flexibility: Maximize Conformities

Simplify Height Standards

Simplify Lot Dimension Standards

Make Building Placement Standards (Setbacks) More Flexible

Make Building Form Standards More Flexible

Provide More Opportunities for Housing in More Zones

Draft 1 Improved upon the Existing LDC by providing additional types of housing and expanding where the affordable housing bonuses applied.

Concerns with Draft 1: While Draft 1 expanded the options portions of Imagine Austin Corridors and other existing commercial areas did not provide for housing opportunities.

Draft 2 allow residential development in more places by allowing residential in former commercial only districts. This approach allows more areas in Austin to accommodate growth and help meet the goals of Imagine Austin.

ZONE DISTRICT ORGANIZATION

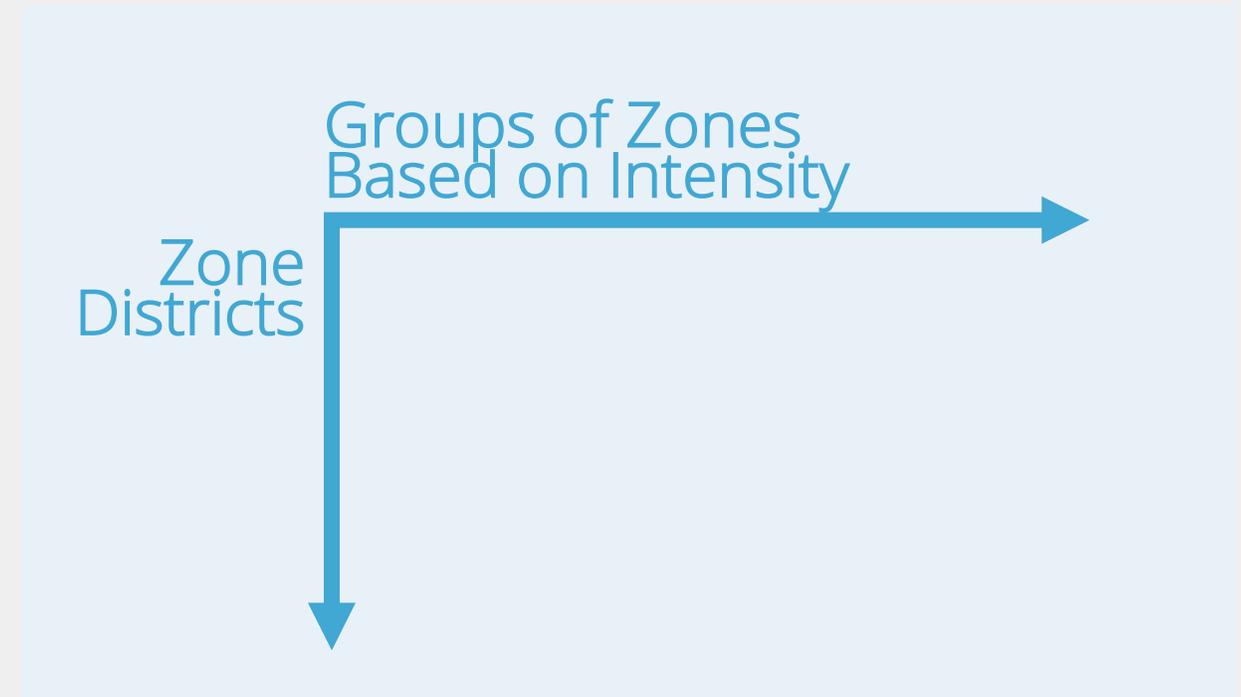


ZONE Districts are organized in to Categories and Groups

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NEW ORGANIZATION

Categories:

Zone Districts are organized
into theme categories

Residential House-Scale

Residential Multi-Unit

Mixed-Use

Main Street

Regional Center

Commercial & Industrial

Other

RESIDENTIAL HOUSE-SCALE

One Spectrum of Zone Districts

Naming reflects “**Typical**” number of units

Standards use “**Consistent**” approach

- McMansion Tent / Height
- Lot Size Standards

Zones applicable citywide

RESIDENTIAL HOUSE-SCALE

ZONE DISTRICT | 22
ORGANIZATION

Zone Group	RR	LA	R1	R2	R3	R4
Zone Districts	RR	LA	R1A R1B R1C	R2A R2B R2C	R3A R3B R3C R3D	R4A R4B R4C
Number of Units	One Unit Typical	One Unit Typical	One Unit Typical	Up to Two Units Typical	Up to Three Units Typical	Up to Four Units Typical
Height feet	35	30	35 (22 R1C)	35 (22 R2A / R2C)	22	22
Front Setback feet	40	40	25	25	25 (15 for R3D)	25 (15 for R4B / R4C)
Building Cover	20%	varies	40% (35% R1A)	40% (55% for R2D / R2E)	40%	40%
Impervious Cover	25%	varies	45% (40% R1A)	45% (65% for R2D / R2E)	45%	45%

RESIDENTIAL MULTI-UNIT

One Spectrum of Zone Districts

Standards use “Consistent” approach

- Compatibility
- Lot Size Standards

RESIDENTIAL MULTI-UNIT

Zone Group	RM1	RM2	RM3	RM4	RM5	RMH
Zone Districts	RM1A RM1B RM1C	RM2A	RM3A	RM4A	RM5A	RMH
Height feet	35 (45 RM1B)	40 (55 RM2B)	60	75	90	25
Front Setback feet	25 (10 RM1B)	25 (10 RM2B)	25	5	25	25
Building Cover	50%	50%	60%	80%	70%	20%
Impervious Cover	60%	60%	70%	90%	80%	25%

MIXED-USE

All districts allow residential, similar to “MU” in Title 25, but integrated into the zone

Subchapter E standards apply to zones

Standards use “**Consistent**” approach

- Compatibility
- Height

MIXED-USE

Zone Group	MU1	MU2	MU3	MU4	MU5
Zone Districts	MU1A MU1B MU1C MU1D	MU2A MU2B	MU3A	MU4A MU4B	MU5A
Height feet	32 / 45	35 / 45	60	60	80
Front Setback feet	25	20 / 15	10	10	30
Building Cover	40%	40%	75%	90% (95% MU4B)	70%
Impervious Cover	60%	60%	90%	95%	75%

MAIN STREET

Provides different scales of Main Street forms

Standards use “Consistent” approach

- Compatibility
- Lot Size Standards
- Building Depth standards removed

REGIONAL CENTER

Zones for use in Imagine Austin Regional Centers

Commercial Center and Downtown Core standards refined. Urban Center, former T6 zones, standards recalibrated.

MAIN STREET, REGIONAL CENTER

Zone Group	MS1	MS2	MS3	CC Commercial Center	UC Urban Center	DC Downtown Core
Zone Districts	MS1A MS1B	MS2A MS2B MS2C	MS3A MS3B MS3C	CC	UC	DC
Height feet	35	45	75	Varies, 120 max.	Varies, 180 max.	Varies, No Limit
Front Setback feet	5	5	5	10	5	0
Building Cover	70%	70%	90%	95%	95%	100%
Impervious Cover	80%	80%	95%	95%	100%	100%

COMMERCIAL & INDUSTRIAL

Generally remain same as Draft 1

Standards use “Consistent” approach

- Compatibility
- Refinements to Land Use tables

COMMERCIAL & INDUSTRIAL

Zone Group	CR Commercial Recreation	CW Commercial Warehouse	IF Industrial Flex	IG Industrial General	IH Industrial Heavy	R&D Research & Development
Zone Districts	CR	CW	IF	IG	IH	R&D
Height feet	40	25	60	60	120	90
Front Setback feet	50	25	10	25	0	25
Building Cover	25%	25%	75%	50%	75%	40%
Impervious Cover	60%	70%	80%	80%	80%	50%

OTHER ZONES

Generally remain same as Draft 1

Additional Zone Districts introduced to clarify intent.

- Conservation Lands
- Parks
- Former Title 25

OTHER ZONES

Zone Group	P Public	AV Aviation Service	AG Agriculture	DR Development Reserve	PR Park	CL Conservation Land	PUD Planned Unit Development	F25 Former Title 25
Zone Districts	PR	AV	AG	DR	PR	CL	PUD	F25

POINTS OF CONTACT



SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 1 Council Member Ora Houston

PC: Trinity White

ZAP: Betsy Greenberg

SPOC: Stevie Greathouse

District 2 Council Member Delia Garza

PC: Fayez Kati

ZAP: Ana Aguirre

SPOC: Matt Dugan

District 3 Council Member Sabino Renteria

PC: Jeff Thompson

ZAP: Dustin Breithupt

SPOC: Jorge Rousselin

District 4 Council Member Greg Casar

PC: Jose Vela

ZAP: Stephanie Trinh

SPOC: Jorge Rousselin

SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 5 Council Member Ann Kitchen

PC: Tom Nuckols

ZAP: David King

SPOC: Matt Dugan

District 6 Council Member Jimmy Flannigan

PC: Greg Anderson

ZAP: Bruce Evans

SPOC: Tonya Swartzendruber

District 7 Council Member Leslie Pool

PC: Nuria Zaragoza

ZAP: Ann Denkler

SPOC: Stevie Greathouse

District 8 Council Member Ellen Troxclair

PC: James Schissler

ZAP: Sunil Lavani

SPOC: Jerry Rusthoven

SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 9 Mayor Pro Tem Kathie Tovo

PC: Karen McGraw

ZAP: Jolene Kolbassa

SPOC: Jerry Rusthoven

District 10 Council Member Alison Alter

PC: Patricia Seeger

ZAP: Jim Duncan

SPOC: Tonya Swartzendruber

Mayor Steve Adler

PC: Steve Oliver, James Sheih, Angelina

Pineyra De Hoyas, William Burkhardt

ZAP: Yvonne Flores

SPOC: Greg Guernsey

SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext
codenext@austintexas.gov



CODENEXT

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